

AAN# 03970639

SAP 106086

Assessed to: HEWITT BENJAMIN

LEROUS JULIEN JOSEPH

HIGHWAY 215, URBANIA

Schedule "A"

AAN 3970639

PID 45103256

ALL AND SINGULAR that certain lot, piece or parcel of land situate, lying and being bounded to the West by Highway 215, in Urbania, in the County of Hants, Province of Nova Scotia, which lot being shown on a Sketch Showing Land of The Estate of Edwin Ralph Rivenbark, dated May 30, 2012, said lot being more particularly described as follows:

BEGINNING at a wood post in the intersection of the northwest boundary of land of Northern Timber Nova Scotia Corp. PID 45165081 and the west boundary of land of Donald Arsenault, PID 45103470, which marker being South 45 degrees, 32 minutes, 54 seconds West a distance of 2714.81 feet from Nova Scotia Co-ordinate Monument No. 27855;

THENCE southwesterly following a blazed line along the northwest boundary of land of the said Northern Timber to a wood post, which post being South 72 degrees, 30 minutes, 30 seconds West a distance of 5592.95 feet from the last mentioned wood post;

THENCE North 11 degrees, 21 minutes, 09 seconds West a distance of 845.83 feet along the northeast boundary of land of Malcolm Queripel, PID 45103447 to a point;

THENCE northeasterly following a blazed line along the southeast boundary of land of Northern Timber Nova Scotia Corp. PID 45103280 and land of Hants Contracting Company Limited, PID 45103520 to a point, which point being North 71 degrees, 56 minutes, 27 seconds East a distance of 5679.02 feet from the last mentioned point;

THENCE South 06 degrees, 22 minutes, 41 seconds East a distance of 914.39 feet along the west boundary of said Arsenault land to a wood post and PLACE OF BEGINNING;

AN AREA containing 111.1 acres more or less;

BEING AND INTENDED to be land of The Estate of Edwin Ralph Rivenbark, PID 45103256.

ALL BEARINGS herein are based on the Nova Scotia Co-ordinate System, Zone 5, Central Meridian Longitude 64 degrees, 30 minutes West as adjusted July 1, 1979.

\*\*\* Municipal Government Act, Part IX Compliance \*\*\*

Exemption:

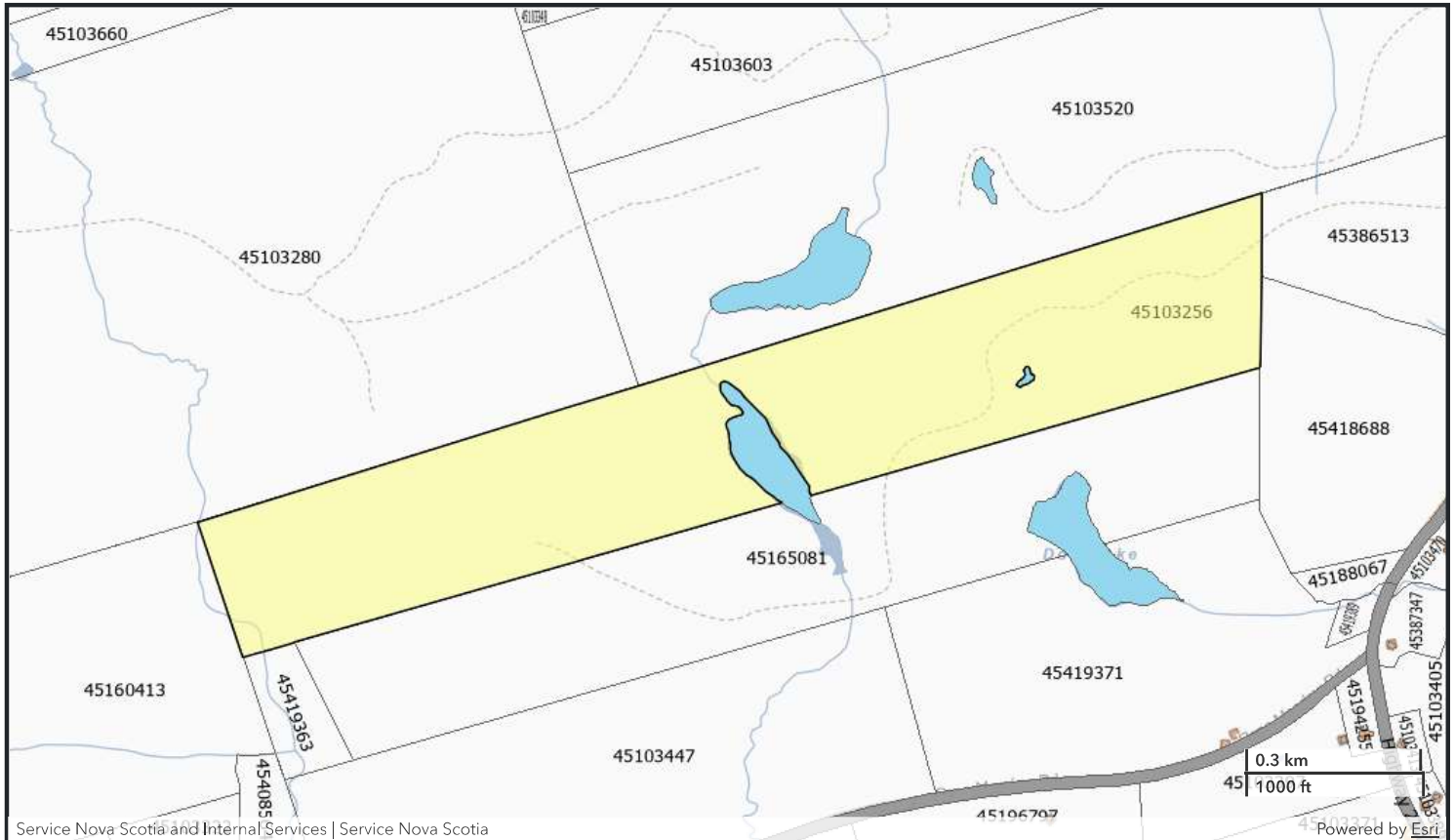
The parcel is exempted from subdivision approval under the Municipal Government Act because the parcel was created by a subdivision  
Reason for exemption:

Section 268A that is a Deemed Consolidation - (De Facto Consolidation).



## Property Online Map

Date: April 4, 2025 12:14:56



**PID:** 45103256  
**County:** HANTS COUNTY  
**LR:** LAND REGISTRATION

**Address:** NO 215 HIGHWAY  
 URBANIA  
**Owner:** BENJAMIN HEWITT  
 JULIEN JOSEPH LEROUX

**AAN:** 03970639  
**Value:** \$53,500.00 (2025 RESOURCE  
 TAXABLE)

The Provincial mapping is a graphical representation of property boundaries which approximate the size, configuration and location of parcels. Care has been taken to ensure the best possible quality, however, this map is not a land survey and is not intended to be used for legal descriptions or to calculate exact dimensions or area. The Provincial mapping is not conclusive as to the location, boundaries or extent of a parcel [Land Registration Act subsection 21(2)]. THIS IS NOT AN OFFICIAL RECORD.

### Property Online Version 1.0

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